

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 12, 2004 PLANNING COMMISSION MEETING

P.A.S.: Street and Alley Vacation #04003

PROPOSAL: Vacate the east-west alley between 21st and 22nd Streets, north of Vine Street, and vacate that portion of 21st Street between Vine and vacated "W" Streets that has not already been vacated or purchased by the Joint Antelope Valley Authority.

LOCATION: Approximately 21st and Vine Streets

LAND AREA: 8,266 square feet, more or less.

CONCLUSION: The vacation of these rights-of-way conforms to the Comprehensive Plan provided easements are retained for public utilities.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION:

That portion of N. 21st Street adjacent to Lots 4, 5, and 6, A. K. Griffiths 2nd Addition, Lot 19 and the North 33' of Lot 18, Block 7, Vine Street Addition, and to vacate all of the east/west alley between the east line of N. 21st Street and the west line of N. 22nd Street, Block 7, Vine Street Addition, located in the NW 1/4 of Section 24 T10N R6E, Lancaster County, Nebraska.

SURROUNDING LAND USE AND ZONING:

North:	Vacant manufacturing facility (Cushman)	I-1 Industrial
South:	Residential dwellings (acquired as part of the Antelope Valley project) and parking lot	R-6 Residential
East:	Parking lot and vacant land	R-6 Residential
West:	Parking lot	P-Public

HISTORY: This right-of-way is located near the vacant Cushman property, recently acquired by the University of Nebraska (UNL). This right-of-way is also located within the boundaries of the Antelope Valley project. The Joint Antelope Valley Authority (JAVA) has recently acquired adjacent rights-of-way and lots for the project. This vacation request was anticipated in the agreement between JAVA and UNL.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this area as Urban Residential. (F 25)

The Antelope Valley Roadway Project involves a partnership of the City of Lincoln, the Lower Platte South Natural Resource District and the University of Nebraska-Lincoln. Initiated in the early 1990's, this effort was designed to address the concerns of traffic/pedestrian circulation, community revitalization needs, and storm water drainage and flood control associated with a portion of the Antelope Creek drainage basin.

The Antelope Valley Roadway project envisions a multi-lane (four to six lanes) boulevard with dual left turn lanes and a landscaped center median. The first phase of implementation will include community revitalization elements, construction of the north/south roadway from approximately N. 14th Street and Salt Creek south to K Street, construction of the east-west diagonal road from the 9th/10th Street connection to a point east of 27th Street, and construction of the storm water and flood control elements. The overpass for the Burlington Northern-Santa Fe railroad tracks will be constructed to carry six lanes of through traffic, dual left turns and one right turn lane. Phase 1 of the "Draft Single Package" is considered a committed City project.

Implementation of the Antelope Valley Roadway project will be conducted through the Joint Antelope Valley Authority (JAVA), which includes representatives from all three of the study's original participants listed above. (F 107)

UTILITIES: Aquila and LES have facilities within this right-of-way and have requested easements for existing and future facilities.

ANALYSIS:

1. The request as submitted is to vacate the east-west alley between 21st and 22nd Streets, north of Vine Street, and that portion of 21st Street between Vine and vacated "W" Streets that has not already been vacated or purchased by the Joint Antelope Valley Authority.
2. After visiting with Wayne Teten, the Antelope Valley Project Manager, the exact area of the vacation was established as shown in the legal description and the attached maps.
3. The vacation of this right-of-way is related to the Antelope Valley project.
4. This vacation will leave several lots without frontage or access to a public street. The plat of the area within this vacation should be voided to eliminate the lots without frontage. However, since this area is part of a much larger parcel under University ownership, Planning Staff suggests it would be unproductive to try to maintain lot and ownership boundary continuity in this case. Applicants should be required, at a minimum, to file a document with the Register of Deeds indicating the lots without frontage to a public street are unbuildable.
5. Applicant UNL intends to purchase this right-of-way if vacated.

6. The Public Works and Utilities Department has requested a bond in the amount of \$5,000 to guarantee the removal of the existing street return and building of a driveway to serve this area.
7. Easements should be retained for existing and future utility facilities.

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL
AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 Meet the provisions of Chapter 14.20 of the Lincoln Municipal Code.
- 1.2 Provide an easement over the entire vacated area for existing and future utilities.
- 1.3 Post a bond in the amount of \$5,000 to guarantee the removal of the existing street return and building of a driveway to serve this area, to be completed within two (2) years of the vacation of this right-of-way.
- 1.4 Submit to the Planning Department a document and filing fee to be filed with the Register of Deeds indicating the lots without frontage to a public street are unbuildable.

Prepared by:

Greg Czaplewski, 441.7620, gczaplewski@ci.lincoln.ne.us

Date: April 28, 2004

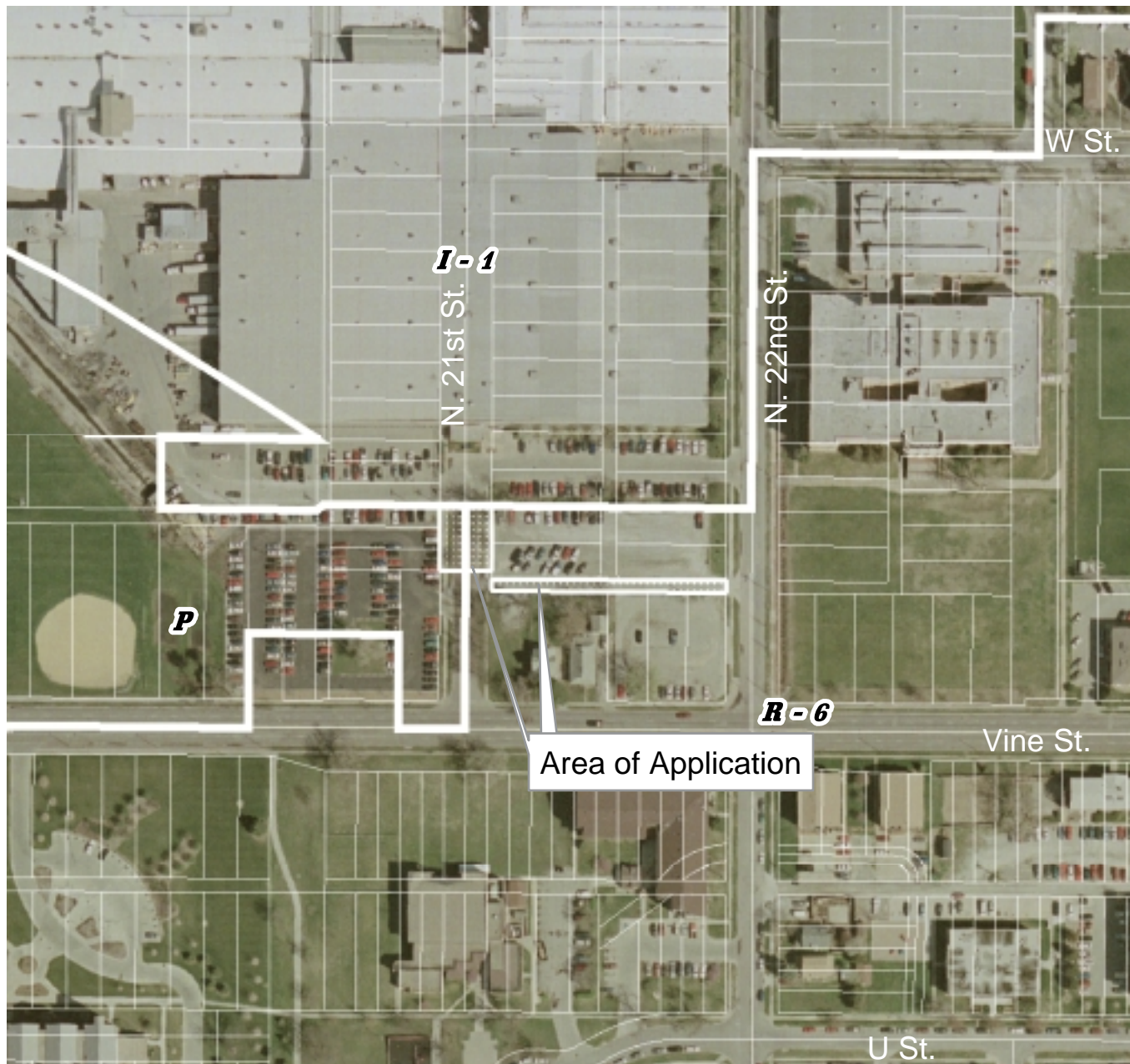
Applicants: University of Nebraska Board of Regents
1901 "Y" Street
Lincoln, NE 68588
472.3131

Joint Antelope Valley Authority
808 "P" Street, Suite 400
Lincoln, NE 68508

Owners: Same as Applicants

Contacts: University of Nebraska Board of Regents
Linda Cowdin, Property Manager
1901 "Y" Street
Lincoln, NE 68588
472.3131

Joint Antelope Valley Authority
Real Estate Department
808 "P" Street, Suite 400
Lincoln, NE 68508



2002 aerial

Street & Alley Vacation #04003 **N. 21st & Vine St.**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 24 T10N R6E



Zoning Jurisdiction Lines
 City Limit Jurisdiction

